

Section 4.9: LAND USE

4.9 LAND USE

This section describes the existing land use setting and potential land use impacts, as they pertain to implementation of the proposed Project. Information for this section was obtained from the *County of Los Angeles General Plan* (1980) and the *Los Angeles County Municipal Code Title 22 (Planning and Zoning)* and *Title 17 (Parks, Beaches, and other Public Areas)*.

ENVIRONMENTAL SETTING

The majority of the Project site is located within unincorporated areas of Los Angeles County (County); refer to Exhibit 3.0-2, *Project Location*, of this EIR. A small portion of the Project site is located within the City of Los Angeles, but this area is owned and operated by the County as part of a single, contiguous park. A right of way easement (Parcel 6086031273), owned by Los Angeles Department of Water and Power is also located on the Project site. It presently serves as a utility corridor for overhead electrical transmission lines. As previously discussed in Chapter 3, *Project Description*, no development is proposed to occur within the easement, and it would continue to operate in its current state. Additionally, during Project design, DPR will conduct ongoing coordination with Los Angeles Department of Water and Power to ensure standard design protocols (setbacks, design guidelines, etc.) are adhered to with respect to the easement.

The majority of the Project area consists of the existing Earvin “Magic” Johnson (EMJ) Park, which is designated as “Open Space” in both the County General Plan Land Use Element and the City of Los Angeles General Plan Land Use Element. The remainder of the Project area, which includes the former UVA site and the UHC site, is designated as “Low Density Residential” per Exhibit 3.0-5.

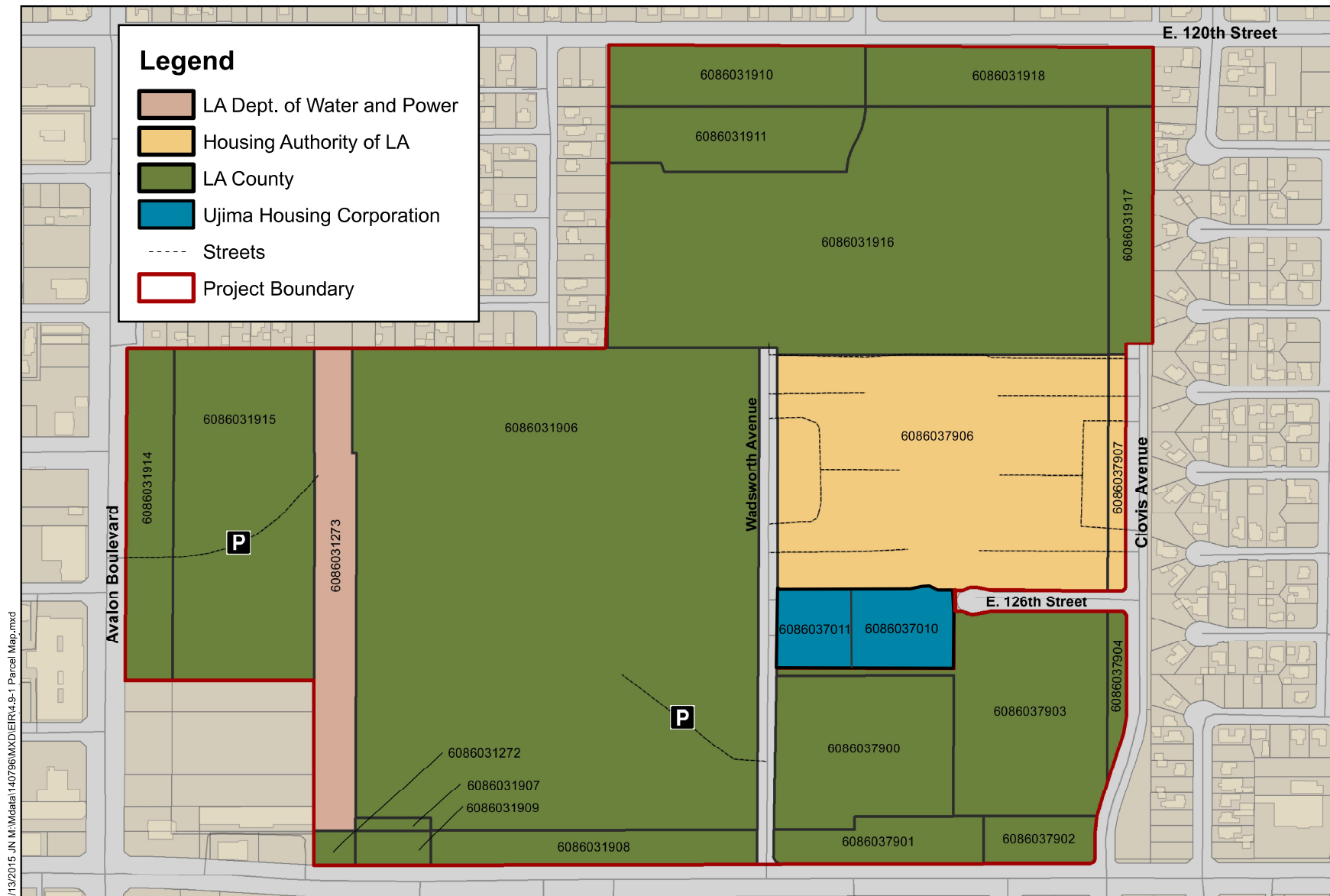
Table 4.9-1 describes the existing conditions of the Project site. Table 4.9-2 describes the surrounding land uses in the vicinity of the Project site. Exhibit 3.0-3, *Project Footprint*, of this EIR, illustrates the existing land use conditions of the Project site and vicinity. Exhibit 4.9-1, *Parcel Map*, shows individual land parcel ownership in the Project area.

Table 4.9-1:
Existing Land Use Conditions

Project Component	Existing Conditions
EMJ Park (existing)	The existing park is a regional park operated by the County.
Former UVA site	The Former UVA site has been demolished to its foundations and is currently vacant.
UHC site	The UHC is vacant.
LACDWP Easement	Transmission lines with electricity towers in a 100-foot wide easement running north-south

Table 4.9-2:
Surrounding Land Use Conditions

Project Components	Existing Conditions
EMJ Park (existing)	North: Single-family residential East: Single-family residential, Former UVA site, UHC site South: Single-family residential and commercial West: Single-family residential, commercial, school
Former UVA site	North: EMJ Park East: Single-family residential South: UHC site West: EMJ Park
UHC site	North: Former UVA site East: Single-family residential South: Single-family residential West: EMJ Park



Michael Baker
INTERNATIONAL



Not to Scale

Source: LA County Assessor

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Parcel Map

Exhibit 4.9-1

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General Plan Land Use Designations

Existing General Plan land use designations within the Project site are illustrated in Exhibit 3.0-5, *General Plan Land Use Map*, of this EIR. Table 4.9-3 provides a summary of land use designations by each major Project component.

Table 4.9-3:
Project Site General Plan Land Use Designations

Project Component	General Plan Land Use Designation
EMJ Park (existing)	Open Space
Former UVA site	Low Density Residential
UHC site	Public and Semi Public Facilities

Surrounding Land Use Designations

Project components are surrounded by multiple land use designations as shown on Table 4.9-4 provides a summary of land use designations by each major Project component.

Table 4.9-4:
Surrounding General Plan Land Use Designations

Project Components	General Plan Land Use Designation
EMJ Park (existing)	North: Single-family housing off of 120 th Street (City of Los Angeles) East: Former UVA site (Category 1), UHC site (Category 1), single-family housing (Category 1) off of Central Ave. South: Single-family housing off of El Segundo Boulevard (Category 1), Animo Watts Charter High School, Former UVA site (Category 1) West: Commercial and Low Density Residential (Category 1)
Former UVA site	North: EMJ Park (Open Space) East: Single-family housing (Category 1) off of Central Avenue South: UHC site (Category 1) and EMJ Park (Open Space) West: EMJ Park (Open Space)

Project Components	General Plan Land Use Designation
UHC site	<p>North: Former UVA site (Category 1)</p> <p>East: single-family housing (Category 1) off of Central Avenue</p> <p>South: single-family housing (Category 1) off of El Segundo Boulevard</p> <p>West: EMJ Park (Open Space)</p>

Zoning

Table 4.9-5 provides a summary of zoning designations by Project component.

**Table 4.9-5:
Surrounding Zoning Designations**

Project Components	Zoning Designation
EMJ Park (existing)	<p>North: Single-family housing off of 120th Street (City of Los Angeles)</p> <p>East: Former UVA site (O-S), UHC site (C-2, R-1, R-1-5000), single-family housing (R-1) off of Central Ave.</p> <p>South: Single-family housing and commercial off of El Segundo Boulevard (R-1, R-3, C-2), Animo Watts Charter High School (C-2)</p> <p>West: Commercial and Low Density Residential (B-1, C-2, R-1)</p>
Former UVA site	<p>North: EMJ Park (O-S)</p> <p>East: Single-family housing (R-1) off of Central Avenue</p> <p>South: UHC site (C-2, R-1, R-1-5000)</p> <p>West: EMJ Park (O-S)</p>
UHC site	<p>North: Former UVA site (O-S)</p> <p>East: single-family housing (R-1) off of Central Avenue</p> <p>South: single-family housing (R-1) off of El Segundo Boulevard</p> <p>West: EMJ Park (O-S)</p>

REGULATORY FRAMEWORK

FEDERAL

No Federal plans, policies, or laws related to land use are applicable to the proposed Project under consideration.

STATE

CALIFORNIA PLANNING AND ZONING LAW

The legal framework in which California cities and counties exercise local planning and land use functions is set forth in the California Planning and Zoning Law, sections 65000 to 66499.58. Under State planning law, each city and county must adopt a comprehensive, long-term general plan. State law gives cities and counties wide latitude in how a jurisdiction may create a general plan, but there are fundamental requirements that must be met. These requirements include the inclusion of seven mandatory elements described in the Government Code, including a section on land use. Each of the elements must contain text and descriptions setting forth objectives, principles, standards, policies, and plan proposals; diagrams and maps that incorporate data and analysis; and mitigation measures.

CALIFORNIA CODES

The California Codes are 29 legal codes enacted by the California State Legislature, which together form the general statutory law of California. Unlike the United States Code or other U.S. state legal codes, they have never been consolidated into a single unified code. The official Codes are maintained by the California Legislative Counsel for the Legislature.

California Government Code Section 53091(d) states "Building ordinances of a county or city shall not apply to the location or construction of facilities for the production, generation, storage, treatment, or transmission of water, wastewater, or electrical energy by a local agency."

Furthermore, Section 539091(e) states "Zoning ordinances of a county or city shall not apply to the location or construction of facilities for the production, generation, storage, treatment, or transmission of water, or for the production or generation of electrical energy, facilities that are subject to Section 12808.5 of the Public Utilities Code, or electrical substations in an electrical transmission system that receives electricity at less than 100,000 volts. Zoning ordinances of a county or city shall apply to the location or construction of facilities for the storage or transmission of electrical energy by a local agency, if the zoning ordinances make provision for those facilities."

LOCAL

AIRPORT COMPREHENSIVE LAND USE PLAN

The nearest public use airports are the Compton/Woodley Airport (airport identifier CPM) located two miles south of the Project site, and Jack Northrop Field/Hawthorne Municipal Airport (airport identifier HHR) located four miles west of the Project site. Los Angeles International Airport (airport identifier LAX) is also located over six miles west of the Project site. According to the respective Airport Land Use Compatibility documents for these airports, the Project site is well outside of the designated Airport Influence Areas for all three airports.¹

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization (MPO) for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The region encompasses a population exceeding 19 million persons in an area of more than 38,000 square miles. As the designated MPO, SCAG is mandated by the Federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at the State level.

¹ Los Angeles County Airport Land Use Commission (ALUC) website:
<http://planning.lacounty.gov/aluc/airports> - accessed 4/14/15.

SCAG is responsible for the maintenance of a continuous, comprehensive, and coordinated planning process. SCAG is also responsible for the development of demographic projections, as well as the development of integrated land use, housing, employment, transportation programs, measures, and strategies for portions of the *Air Quality Management Plan* (AQMP).

SCAG REGIONAL COMPREHENSIVE PLAN

SCAG's 2008 *Regional Comprehensive Plan* (RCP) addresses regional issues such as housing, traffic/transportation, water and air quality. The RCP serves as an advisory document to local agencies in the Southern California region for their information and voluntary use in preparing local plans and handling local issues of regional significance. The RCP presents a vision of how Southern California can balance resource conservation, economic vitality and quality of life. The RCP identifies voluntary best practices to approach growth and infrastructure challenges in an integrated and comprehensive way. It also includes goals and outcomes to measure progress toward a more sustainable region.

SCAG COMPASS BLUEPRINT GROWTH VISIONING PROGRAM

In 2001, SCAG started a regional visioning process (i.e., Southern California Compass) to develop a strategy for regional growth that would accommodate growth while providing for livability, mobility, prosperity, and sustainability. The Compass Blueprint Growth Vision is a response, supported by a regional consensus, to the land use and transportation challenges facing Southern California now and in upcoming years. The Growth Vision is driven by four key principles: mobility - getting where we want to go; livability - creating positive communities; prosperity - long-term health for the region; and, sustainability - promoting efficient use of natural resources. To realize these principles on the ground, the Growth Vision encourages:

- Focusing growth in existing and emerging centers and along major transportation corridors;
- Creating significant areas of mixed-use development and walkable communities;

- Targeting growth around existing and planned transit stations; and,
- Preserving existing open space and stable residential areas.

The Compass Blueprint strategy promotes a stronger link between region-wide transportation and land use planning and encourages creative, forward-thinking, and sustainable development solutions that fit local needs and support shared regional values. In the long-term, the Growth Vision is a framework that is intended to help local jurisdictions address growth management cooperatively and to coordinate regional land use and transportation planning.

SCAG REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY PLAN

On April 4, 2012, SCAG's Regional Council adopted the landmark *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future*. The 2012-2035 RTP/SCS provides goals for the long-range plan, identifies key transportation investments to address the growing population in the region and strategies to reduce traffic congestion and greenhouse gas emissions. The SCS is a new element of the long-range plan that demonstrates the integration of land use, transportation strategies, and transportation investments within the Plan. The RTP/SCS is updated every four years to reflect changes in economic trends, state and federal requirements, progress made on projects and adjustments for population and jobs. Transportation projects must be included in the RTP in order to qualify for federal and state funding.

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. Specific RTP/SCS goals applicable to the proposed Project, as identified by SCAG, are listed in the Project impacts discussion of this Section, along with a discussion of the Project's consistency with each of these goals.

2012 RTP/SCS GOALS

The 2012 RTP/SCS links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The goals included in the 2012 RTP/SCS are meant to provide guidance for considering the proposed project within the context of regional goals and policies.

LOS ANGELES COUNTY SIGNIFICANT ECOLOGICAL AREAS (SEA)

The County has delineated Significant Ecological Areas (SEA) within the County to protect areas that are determined to possess an example of biotic resources that represents biological diversity for the purposes of protecting biotic diversity, as part of the General Plan.

LOS ANGELES COUNTY GENERAL PLAN

Land Use Element

Objective	To provide for land use arrangements that take full advantage of existing public service and facility capabilities.
Objective	To encourage high quality design in all development projects, compatible with and sensitive to the natural and manmade environment.
Objective	To encourage more efficient use of land, compatible with and sensitive to natural, ecological, scenic, cultural, and open space resources.
Policy 8	Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.
Policy 14	Establish and implement regulatory controls that ensure compatibility of development adjacent to or within major public open space and recreation areas including National

	Forests, the National Recreation Area, and State and regional parks.
Policy 20	Establish land use controls that afford effective protection for significant ecological and habitat resources, and lands of major scenic value.
Policy 27	Provide a land use mix at the countywide, areawide, and community levels based on projected need and supported by evaluation of social, economic, and environmental impacts.
Policy 28	Ensure continuing opportunity for citizen involvement in the land use decision-making process.
Policy 29	Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.

IMPACT ANALYSIS AND MITIGATION MEASURES

METHODOLOGY

An assessment of land use impacts was prepared by evaluating the existing land use on and around the Project site, using the General Plan as the primary guide.

THRESHOLDS OF SIGNIFICANCE

The following thresholds of significance are based, in part, on CEQA Guidelines Appendix G. For purposes of this EIR, implementation of the proposed Plan may have a significant adverse impact related to land use if it would do any of the following:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect;
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

PROJECT IMPACTS AND MITIGATION

<i>Threshold:</i>	<i>Would the Project physically divide an established community?</i>
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Impact 4.9-1 **Implementation of the Project would not physically divide an established community. This impact would be less than significant.**

The Project site is surrounded by completely built out, primarily residential areas of the City of Los Angeles and the unincorporated County. The Project would renovate existing Open Space parkland, as well as incorporate adjacent, contiguous areas of abandoned development. EMJ Park is already present in the community, and additional development of EMJ Park associated with the proposed Project is a continuation and enhancement of the existing park and involves renovating areas currently vacant. Therefore, the Project would not constitute a division of an established community. The purpose of the Project is to provide recreational amenities for the immediate and surrounding communities, which would result in a beneficial impact. While additional structures and amenities are proposed within the EMJ Park, this would not impede or divide the existing community. Therefore, a less than significant impact would occur.

<i>Threshold:</i>	<i>Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</i>
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Impact 4.7-2 **Implementation of the Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. This impact would be less than significant.**

The existing EMJ Park is designated as “Open Space” according to the General Plan and the County Department of Regional Planning. The former UVA site and the UHC site, is currently designated as “Low Density Residential” The County is currently in the process of adopting the *General Plan 2035* which will directly address land use designations. The *General Plan 2035* will designate the former UVA site as Open Space, while the UHC will not change as it is privately owned and a change in designation could potentially impact its property value. However, should the County at some point acquire that site, a General Plan Amendment would be adopted that would ensure the land use designation would be changed to Open Space and therefore be compatible with the rest of EMJ Park.

In addition, a utility right-of-way easement (APN 6086031273), owned by Los Angeles Department of Water and Power (DWP) is also located on the Project site. It presently serves as a utility corridor for overhead electrical transmission lines. As previously discussed in Chapter 3, *Project Description*, of this EIR, no development is proposed to occur within the easement and it would continue to operate in its current state with Project implementation. Additionally, during Project design, the County Department of Parks and Recreation (DPR) would conduct ongoing coordination with DWP to ensure standard design protocols (setbacks, design guidelines, etc.) are adhered to with respect to the easement.

As outlined below in Table 4.9-6, Project implementation is consistent with applicable objectives and policies in the General Plan Land Use Element. Therefore, the Project would not conflict with an applicable land use plan, policy, or regulation, and impacts would be less than significant.

Table 4.9-6 details land use policy consistency for the Project area.

**Table 4.9-6:
Land Use Policy Consistency Analysis**

Applicable Land Use Plan	Consistency Analysis
County of Los Angeles General Plan (1980)	
Objective To provide for land use arrangements that take full advantage of existing public service and facility capabilities.	Consistent: The expansion and renovation of the existing park is consistent with the stated objective of taking advantage of existing public facilities.
Objective To encourage high quality design in all development projects, compatible with and sensitive to the natural and manmade environment.	Consistent: The Project would be compatible with and sensitive to both the natural and manmade environment, as detailed in Section 4.1, <i>Aesthetics</i> , and Section 4.3, <i>Biological Resources</i> , of this EIR. The Project would improve and expand existing parkland and remove blighted development.
Objective To encourage more efficient use of land, compatible with and sensitive to natural, ecological, scenic, cultural, and open space resources.	Consistent: The natural, ecological, scenic, cultural, and open space resources of the Project area would not change as a result of this Project, excepting improvements around the former UVA site and the UHC site, as detailed in other sections in Chapter 4.
Policy 8 Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, or traffic.	Consistent: The land use designation for the Project area is Open Space and Low Density Residential. The Project would not result in excessive noise, fumes, glare, shadowing, or traffic, as detailed in other sections in Chapter 4.
Policy 14 Establish and implement regulatory controls that ensure compatibility of development adjacent to or within major public open space and recreation areas including National Forests, the National Recreation Area, and State and regional parks.	Consistent: As discussed above, the Project areas that would be incorporated into the existing park would be designated Open Space to ensure compatibility with the park’s current O-S designation.

Applicable Land Use Plan	Consistency Analysis
Policy 20 Establish land use controls that afford effective protection for significant ecological and habitat resources, and lands of major scenic value.	Not applicable: The Project area is not part of an SEA as defined by the County and does not have major scenic value.
Policy 27 Provide a land use mix at the countywide, area-wide, and community levels based on projected need and supported by evaluation of social, economic, and environmental impacts.	Not applicable: The land use mix would not significantly change as a result of the proposed Project.
Policy 28 Ensure continuing opportunity for citizen involvement in the land use decision-making process.	Consistent: The CEQA environmental review process associated with this Project provides ample opportunity for citizen involvement in the land use decision-making process.
Policy 29 Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.	Consistent: The CEQA process and the EIR require study and discussion of any cumulative impacts associated with the proposed Project.

<i>Threshold:</i>	<i>Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?</i>
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Impact 4.7-3 Implementation of the Project would not conflict with any applicable habitat conservation plan or natural community conservation plan. This impact would be *less than significant*.

The County has adopted the Significant Ecological Area (SEA) program for land that contains irreplaceable biological resources. The proposed Project site is not located in a SEA, nor in any other habitat conservation plan at the regional or state level. Therefore, the Project would not conflict with any applicable habitat conservation plan or natural community conservation plan, and a less than significant impact would occur.

CUMULATIVE IMPACTS

As discussed throughout this section, the Project would not have a significant and unavoidable impact on land use. The renovation of the existing EMJ Park, along with its expansion into areas that are currently vacant, would not have significant cumulative impacts on the Project site or the surrounding area. The implementation of the proposed Project would improve the current site, as well as the former UVA site and potentially the UHC site, which would result in a beneficial impact.

In addition, the Project and other cumulative projects in the County would be required to be consistent with land use regulations. Each future development project must comply with all applicable state laws, and each development project must address site-specific land use issues to County standards through implementation of recommendations outlined in site-specific land use evaluations. Therefore, the proposed Project, in combination with cumulative projects, would have a less than significant cumulative impact on land use.

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